

# HOUSING NOW

## Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: April 2012

### New Home Market

#### Townhouse and Apartment Starts Drive New Home Market

Following a weak year for new home construction in 2011, the first quarter of 2012 showed some signs of a rebound in the Hamilton and Brantford CMAs. More semi-detached and townhouse starts in both markets, and new condominium apartments in

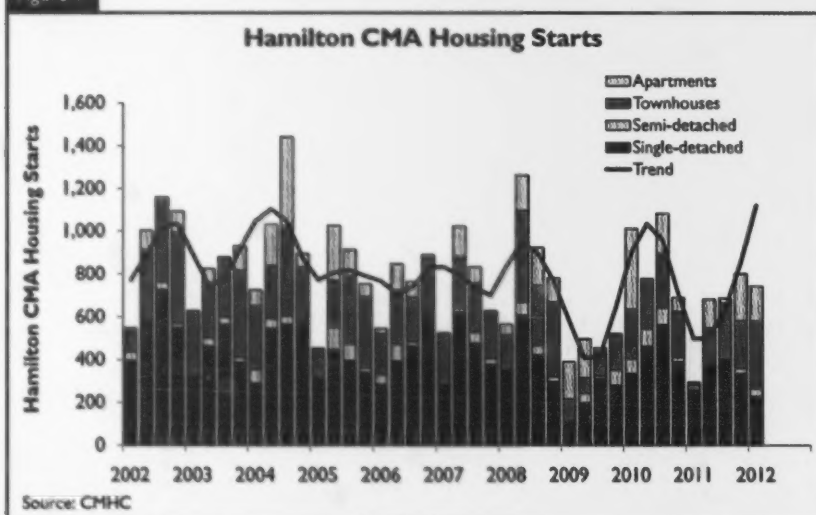
the Hamilton CMA led the increase for the first three months of 2012. Low mortgage rates and the shift towards purchasing relatively less expensive homes such as townhouses and condominium apartments in some submarkets prompted increased building of higher density homes.

The rise in semi-detached and townhouse construction has been notable in the Hamilton and Brantford CMAs in recent years, as builders

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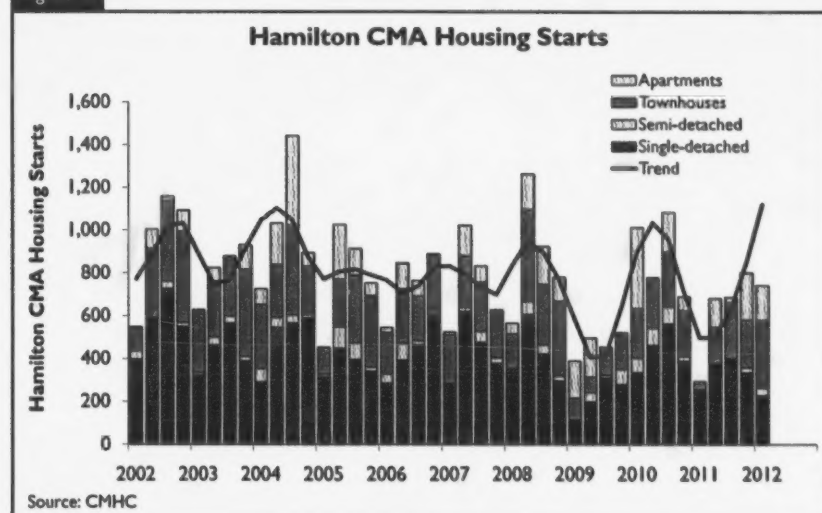
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Figure 1



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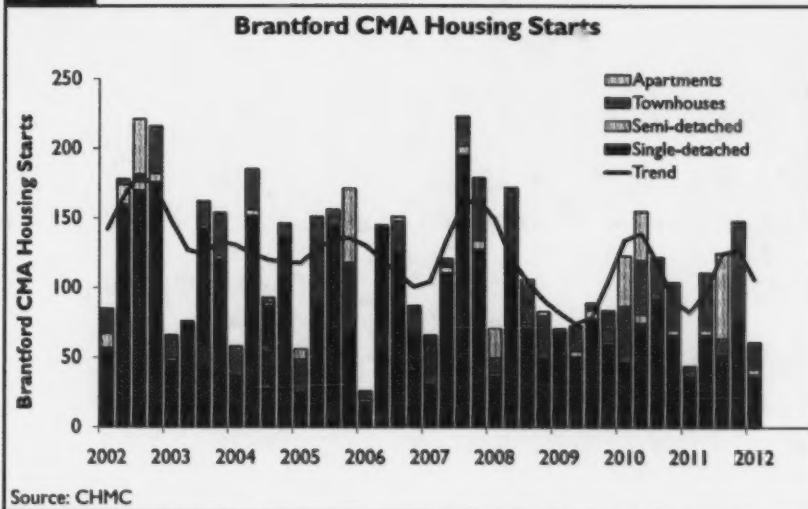
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Figure 2



have adjusted to buyers' needs. While single-detached homes continue to be desired by many buyers, tight household budgets have driven some buyers to look at lower-priced home types while remaining in their neighbourhood of choice. There were starts of townhouses in all submarkets except Dundas and Brant County last quarter, and a jump in semi-detached starts in Flamborough last quarter. Limited land supply for new home construction in Burlington has also prompted continued intensification in the form of townhouses as well as condominium apartments. New condominium apartments in Burlington contributed to approximately one-fifth of total starts last quarter.

The new home construction industry remains busy completing new homes and selling existing inventory. Given the increase in new home starts, the number of homes under construction also increased. Approximately 2,500 homes in the Hamilton CMA were under construction as of the end of the

quarter and over half of them were of semi-detached homes, townhouses, and condominium apartments. In the Brantford CMA, over one-third of homes under construction were either semi-detached homes or townhouse. Demand for new homes continues to thrive as indicated by the declining number of unsold homes. Unsold inventory was cut down by approximately half as compared to the same time period a year ago.

The price of a new, single-detached home rose in both the Hamilton and Brantford CMAs, although the prices varied across submarkets. In the City of Hamilton, approximately half of the single-detached homes were sold for under \$400,000 and most were located in Glanbrook and Stoney Creek. In neighbouring Grimsby, all of the homes were sold at \$400,000 and above, as compared to nearly all of them sold for under this price a year ago. Nearly three-quarters of all homes sold for \$500,000 or higher were in Burlington and Ancaster. Similarly in Brant County, nearly half of all homes sold were at the higher end of the price spectrum where as in Brantford, the average price was below \$300,000 and most homes sold for below \$350,000.

Figure 3

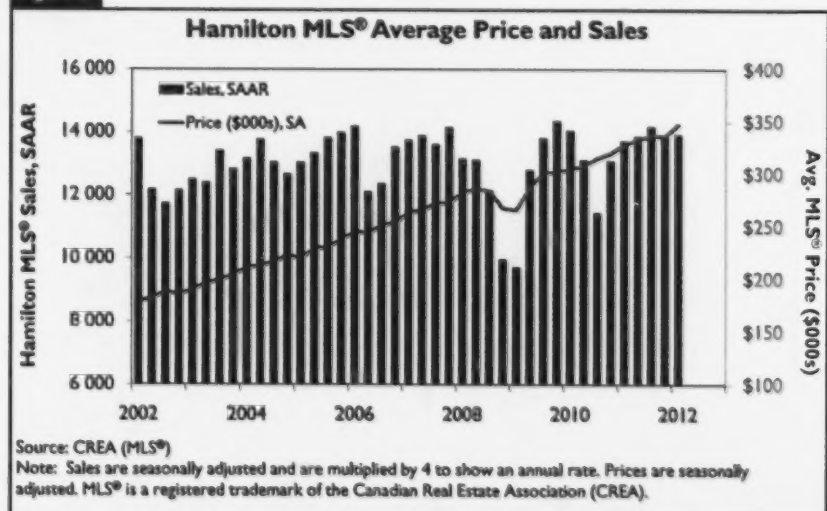
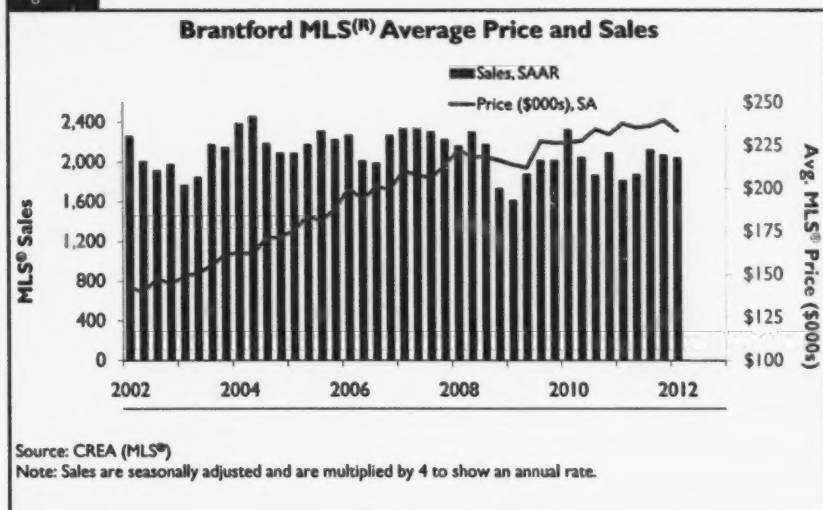


Figure 4



## Resale Market

### A Balanced Resale Market

Home buying demand continued to be robust in the resale market during the first quarter in both the Hamilton and Brantford CMAs. Although many potential first time buyers continued to remain cautious of the economic landscape, the majority of the homes listed for sale were sold. Seasonally adjusted sales remained relatively unchanged in the first quarter in the Hamilton and Brantford CMAs. However, a lower number of listings meant less choice overall for buyers. In addition, mortgage conditions have become less conducive for

some first time buyers. This led to a steadier pace of home sales in the first quarter in both markets. As a result, more buyers were willing to purchase older and smaller homes requiring renovation work. An analysis of the average prices in the Hamilton CMA by home types also showed that the average price of a single-detached home declined, and this may be a result of buyers shifting towards lower-priced product. The rise in the average price of a townhouse is another indication of the trend in buyers looking at a range of options.

Fewer listings for buyers to choose from in both the Hamilton and Brantford CMAs have driven up the

competition for existing inventory. Rejuvenation of some areas in the City of Hamilton and the affordability of homes in the Hamilton CMA overall as compared to the Greater Toronto Area housing market have led to the migration of investors and homeowners. However, as compared to the year earlier, there were approximately 1,000 fewer new listings to choose from in this first quarter. According to the Real Estate Association of Hamilton-Burlington, there was a decline in inventory of condominium tenured homes in Hamilton and Burlington and the increased competition for the homes available in the Hamilton CMA has led to a rise in prices. The average price of a resale home in the Hamilton CMA was \$349,800 last quarter. In the Brantford CMA, there were slightly more listings in the first quarter, although homes at the lower end of the price spectrum were moving more quickly than those at the upper end. Low mortgage rates have prompted some first time buyers to move out of their rental units and into ownership. The average price of a resale home in the Brantford CMA was \$229,000 last quarter.



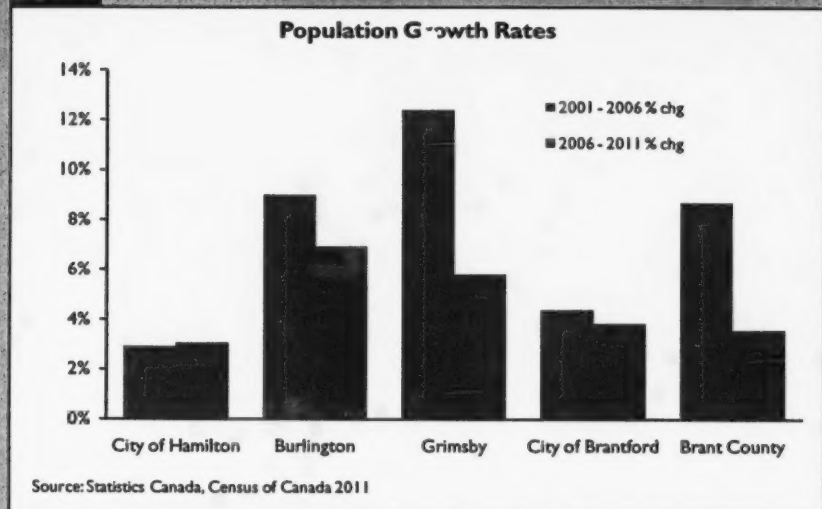
## Population Growth Supports Housing Markets

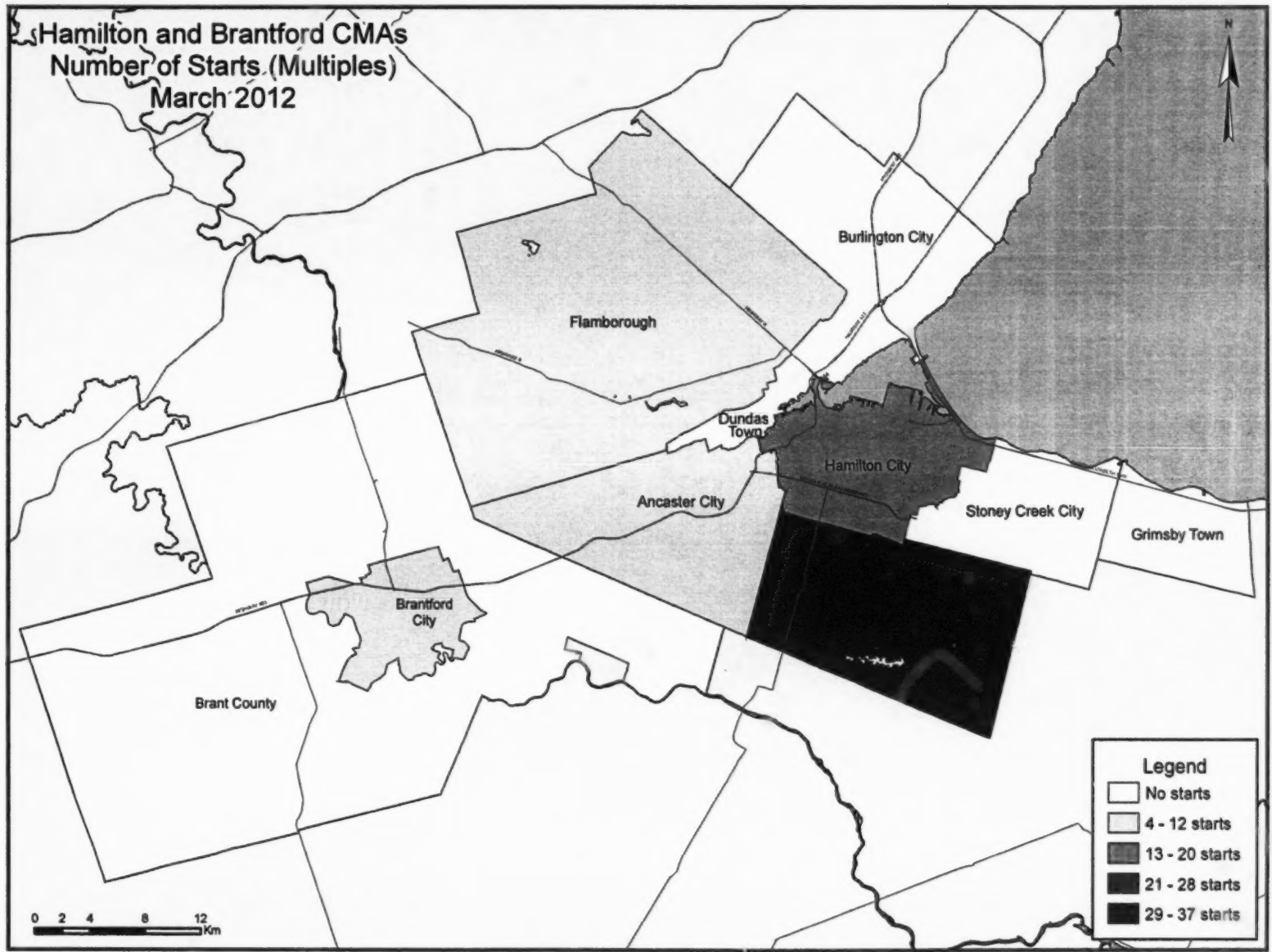
The most recent Census data from Statistics Canada indicates that the populations of both the Hamilton and Brantford CMAs grew between the 2006 and 2011 Census years, but the growth rate was less robust than during the previous five-year census period. The City of Hamilton was the only municipality in either CMA where the population grew faster in the current census period than in the previous one. Hamilton benefits from having a relatively affordable housing market in comparison to the more expensive markets in the GTA, and thus migration to the city has supported the housing market. Affordability and economic investments in the area have encouraged both homeowners and investors from the GTA and elsewhere to purchase homes in Hamilton. Affordability of home ownership and the growing size of the university have also prompted movement into the City of Brantford.

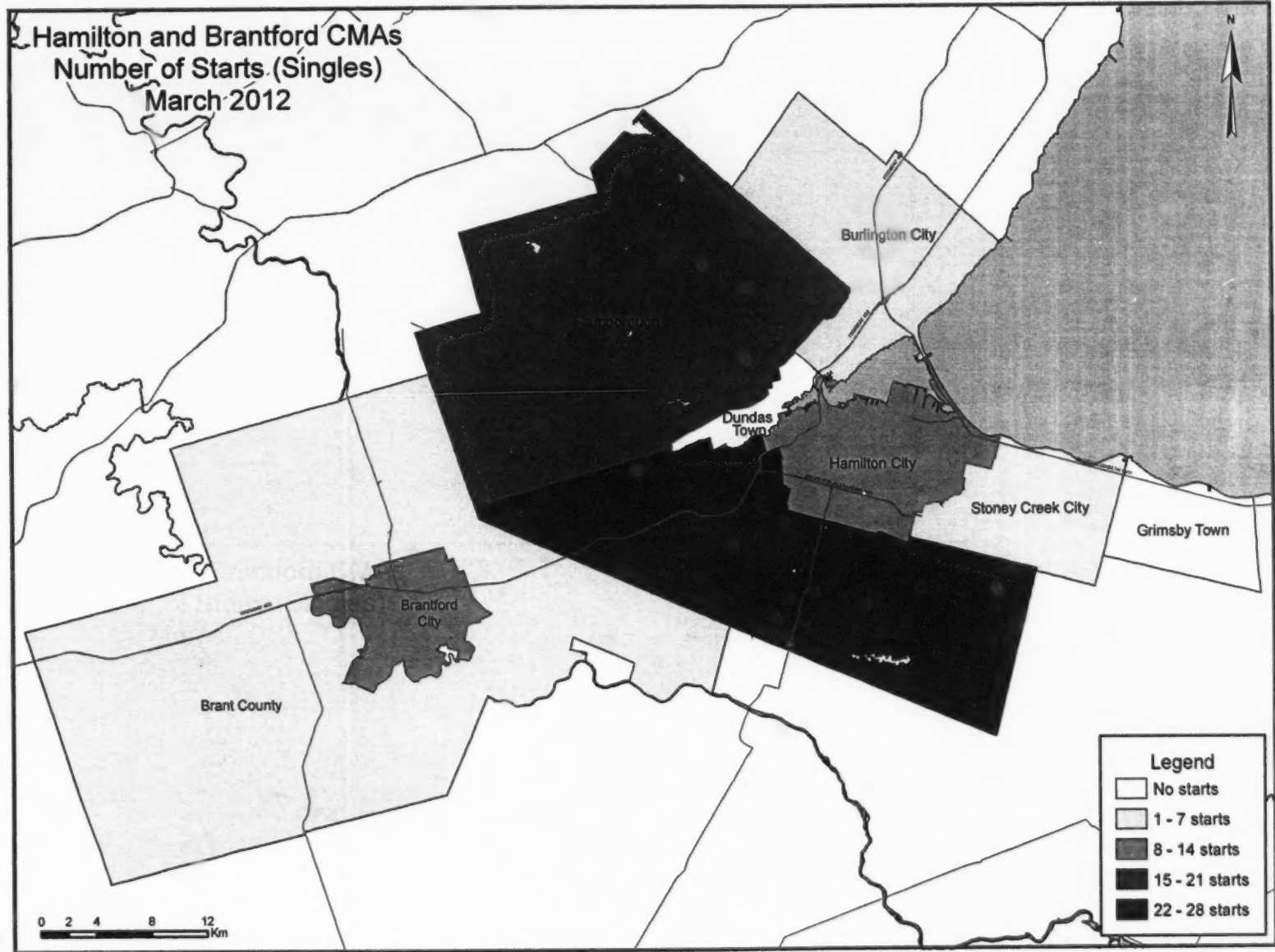
For the Hamilton and Brantford CMAs overall, the decline in the

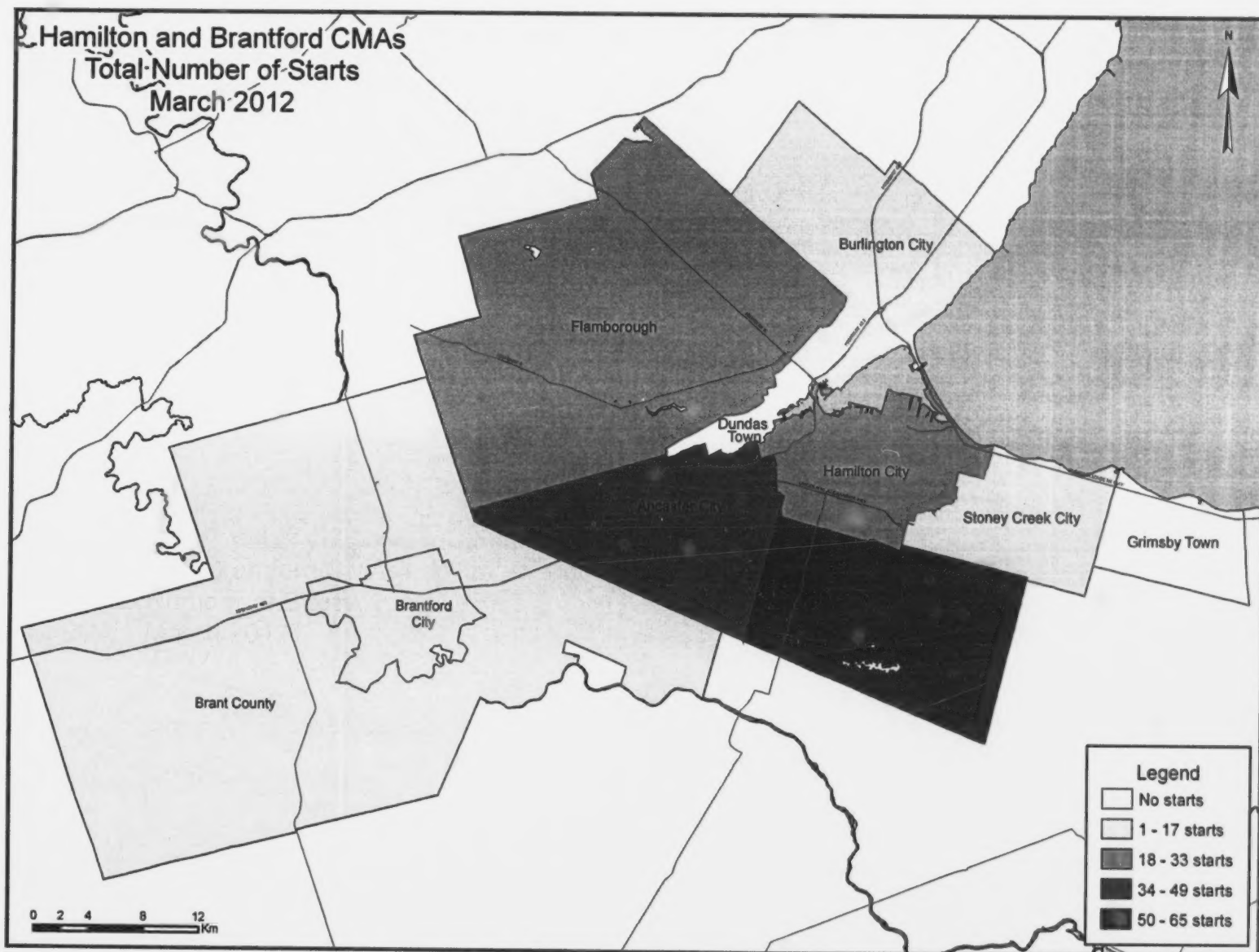
rate of population growth follows the provincial trend. Ontario was the only province that did not experience a faster increase in population in the current census period than it did between 2001 and 2006 period. The faster growth elsewhere can be explained by the increase in migration to the metropolitan areas located in Western Canada, for which nearly all of the population growth rates exceeded the national average.

Figure 5

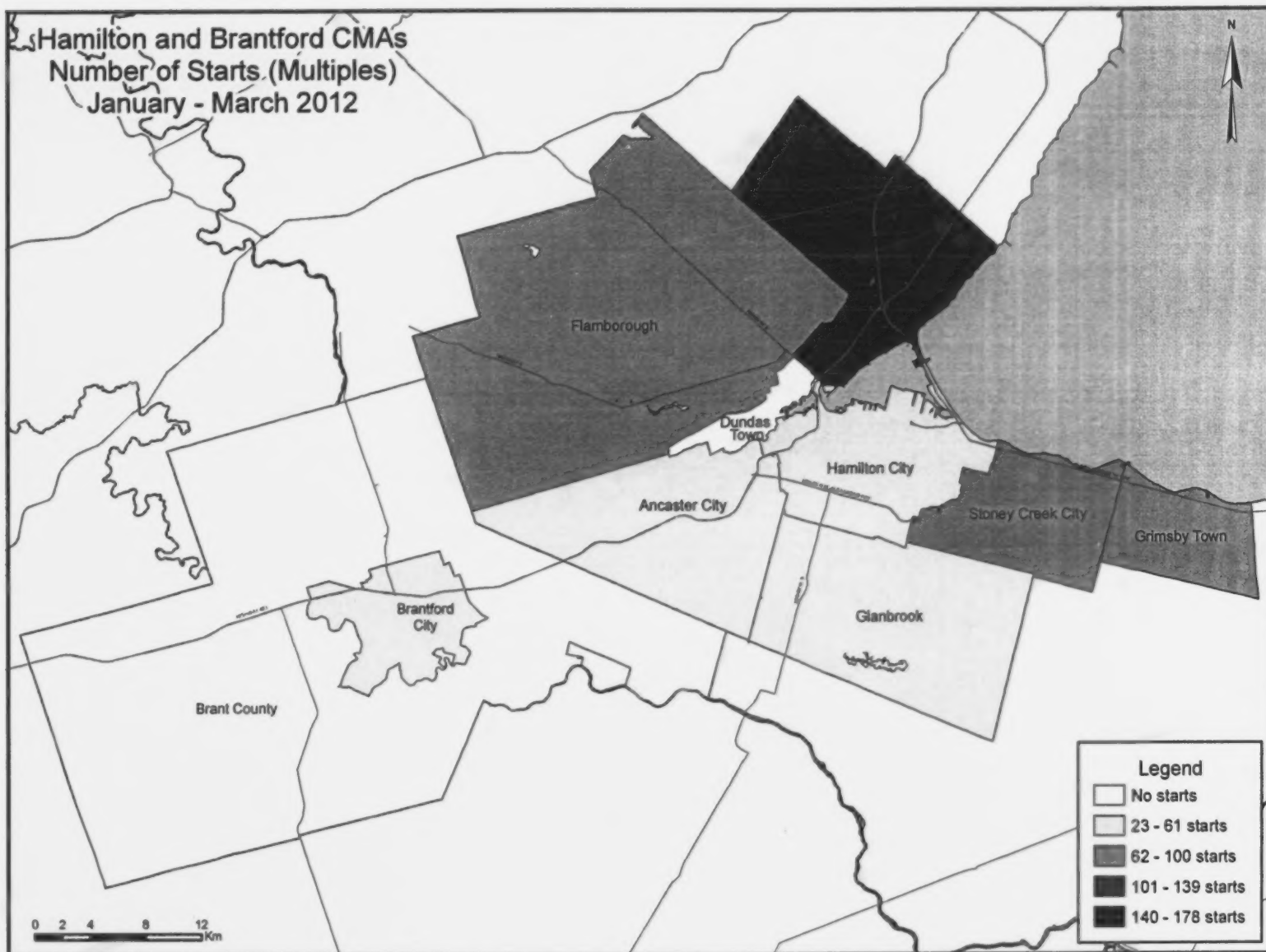




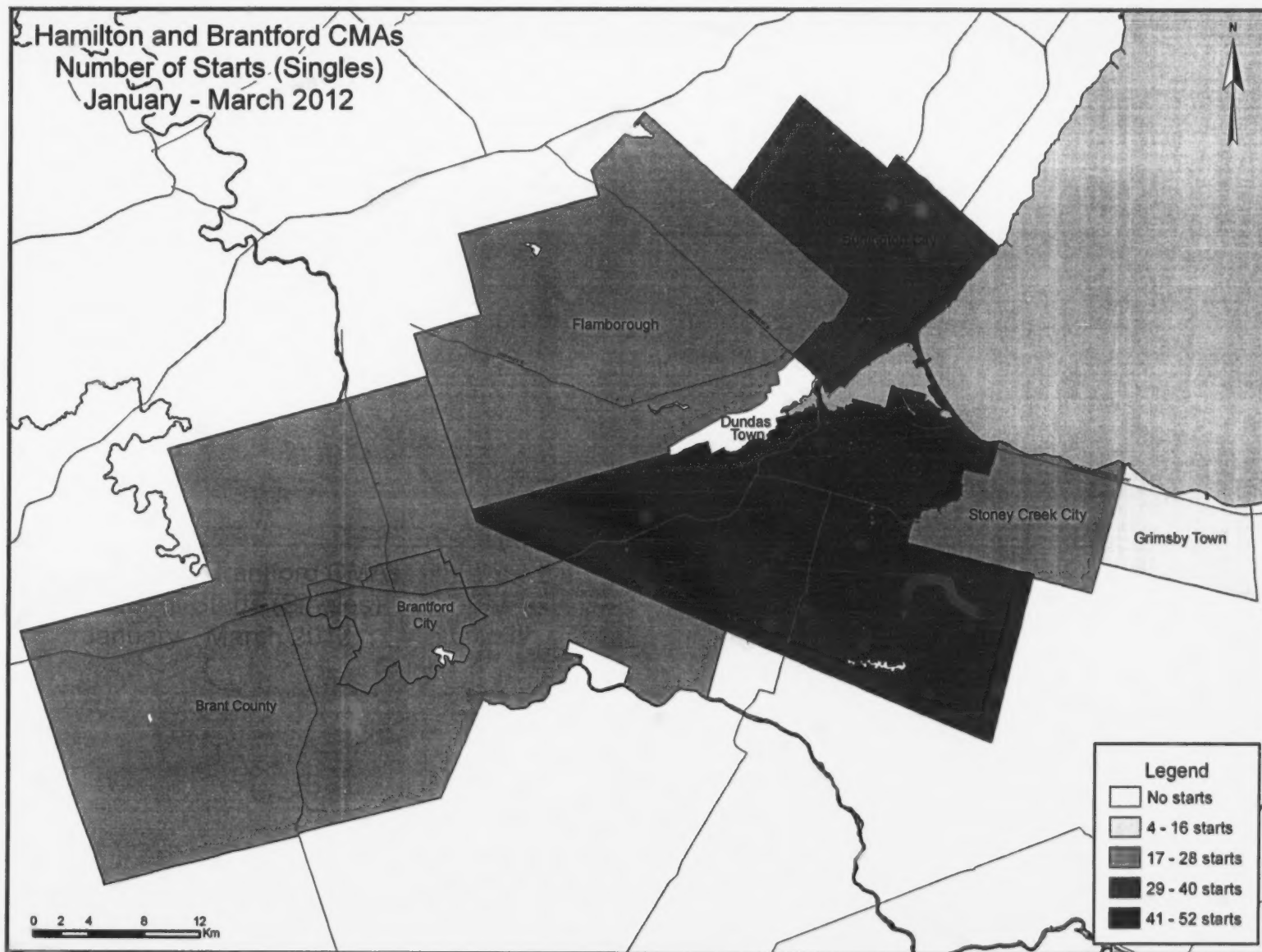


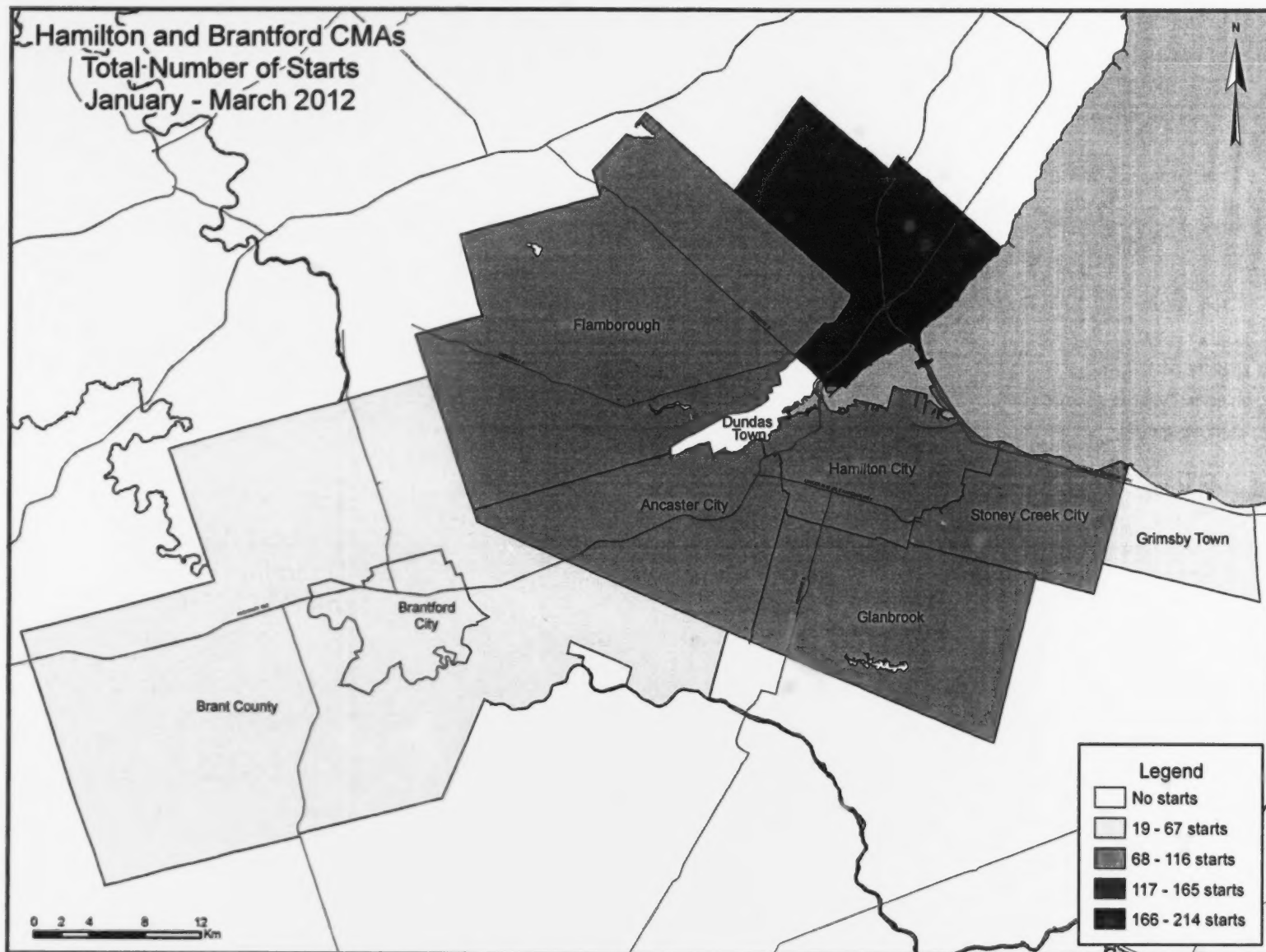






**Hamilton and Brantford CMAs  
Number of Starts (Singles)  
January - March 2012**





## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

### Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation



Table 1a: Housing Activity Summary of Hamilton CMA

March 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
March 2012	89	16	41	0	15	0	0	0	161
March 2011	103	0	14	0	8	0	0	0	125
% Change	-13.6	n/a	192.9	n/a	87.5	n/a	n/a	n/a	-26.8
Year-to-date 2012	227	36	274	1	42	138	0	24	742
Year-to-date 2011	252	4	14	1	11	0	0	12	294
% Change	-9.9	**	**	0.0	**	n/a	n/a	100.0	-152.1
UNDER CONSTRUCTION									
March 2012	747	62	490	7	209	576	0	437	2,528
March 2011	829	64	376	8	157	712	2	207	2,355
% Change	-9.9	-3.1	30.3	-12.5	33.1	-19.1	-100.0	111.1	7.3
COMPLETIONS									
March 2012	79	2	42	0	31	0	0	0	154
March 2011	149	6	45	1	15	0	0	0	216
% Change	-47.0	-66.7	-6.7	-100.0	106.7	n/a	n/a	n/a	-28.7
Year-to-date 2012	267	4	217	3	76	0	0	0	567
Year-to-date 2011	338	24	170	1	19	0	0	0	552
% Change	-21.0	-83.3	27.6	200.0	**	n/a	n/a	n/a	2.7
COMPLETED & NOT ABSORBED									
March 2012	35	0	5	0	8	25	0	17	90
March 2011	29	3	9	3	3	0	0	182	229
% Change	20.7	-100.0	-44.4	-100.0	166.7	n/a	n/a	90.7	-60.7
ABSORBED									
March 2012	75	0	42	0	26	0	0	0	143
March 2011	141	7	50	2	15	11	0	0	226
% Change	-46.8	-100.0	-16.0	-100.0	73.3	-100.0	n/a	n/a	-36.7
Year-to-date 2012	263	2	216	3	71	10	0	0	565
Year-to-date 2011	328	23	186	3	19	11	0	0	570
% Change	-19.8	-91.3	16.1	0.0	**	-9.1	n/a	n/a	-0.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1b: Housing Activity Summary of Brantford CMA**  
**March 2012**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2012	15	0	0	0	4	0	0	0	19
March 2011	5	0	0	0	0	0	0	0	5
% Change	200.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	—
Year-to-date 2012	38	4	15	0	4	0	0	0	61
Year-to-date 2011	36	0	3	0	5	0	0	0	44
% Change	5.6	n/a	—	n/a	20.0	n/a	n/a	n/a	38.6
UNDER CONSTRUCTION									
March 2012	123	4	18	0	83	0	31	61	320
March 2011	123	6	24	0	65	0	0	0	218
% Change	0.0	-33.3	-25.0	n/a	27.7	n/a	n/a	n/a	-46.3
COMPLETIONS									
March 2012	30	0	5	0	5	0	4	0	44
March 2011	7	0	0	0	0	0	12	0	19
% Change	—	n/a	n/a	n/a	n/a	n/a	-66.7	n/a	131.6
Year-to-date 2012	45	0	5	0	13	0	4	0	67
Year-to-date 2011	63	0	0	0	0	0	12	0	75
% Change	-28.6	n/a	n/a	n/a	n/a	n/a	-66.7	n/a	-10.7
COMPLETED & NOT ABSORBED									
March 2012	25	1	2	0	11	0	0	0	39
March 2011	33	0	12	0	17	3	6	4	75
% Change	-24.2	n/a	-83.3	n/a	-35.3	100.0	-100.0	-100.0	-48.0
ABSORBED									
March 2012	30	0	8	0	7	0	10	0	55
March 2011	5	0	0	0	0	0	6	0	11
% Change	—	n/a	n/a	n/a	n/a	n/a	66.7	n/a	—
Year-to-date 2012	50	2	17	0	15	0	10	0	94
Year-to-date 2011	59	0	1	0	2	0	6	0	68
% Change	-15.3	n/a	—	n/a	—	n/a	66.7	n/a	38.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**March 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
City of Hamilton									
March 2012	88	16	41	0	15	0	0	0	160
March 2011	81	0	14	0	8	0	0	0	103
Former Hamilton City									
March 2012	10	4	12	0	0	0	0	0	26
March 2011	14	0	0	0	8	0	0	0	22
Stoney Creek City									
March 2012	3	0	0	0	0	0	0	0	3
March 2011	7	0	0	0	0	0	0	0	7
Ancaster City									
March 2012	27	0	0	0	7	0	0	0	34
March 2011	6	0	0	0	0	0	0	0	6
Dundas Town									
March 2012	0	0	0	0	0	0	0	0	0
March 2011	0	0	0	0	0	0	0	0	0
Flamborough									
March 2012	20	8	4	0	0	0	0	0	32
March 2011	8	0	4	0	0	0	0	0	12
Glanbrook									
March 2012	28	4	25	0	8	0	0	0	65
March 2011	46	0	10	0	0	0	0	0	56
City of Burlington									
March 2012	1	0	0	0	0	0	0	0	1
March 2011	16	0	0	0	0	0	0	0	16
Grimsby									
March 2012	0	0	0	0	0	0	0	0	0
March 2011	6	0	0	0	0	0	0	0	6
Hamilton CMA									
March 2012	89	16	41	0	15	0	0	0	161
March 2011	103	0	14	0	8	0	0	0	125
Brant County									
March 2012	6	0	0	0	0	0	0	0	6
March 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
March 2012	9	0	0	0	4	0	0	0	13
March 2011	2	0	0	0	0	0	0	0	2
Brantford CMA									
March 2012	15	0	0	0	4	0	0	0	19
March 2011	5	0	0	0	0	0	0	0	5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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**March 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
City of Hamilton									
March 2012	522	62	264	7	178	252	0	287	1,572
March 2011	625	14	263	3	111	144	2	207	1,369
Former Hamilton City									
March 2012	89	12	41	0	31	128	0	263	564
March 2011	125	8	43	0	44	20	2	207	449
Stoney Creek City									
March 2012	79	0	129	0	0	0	0	0	208
March 2011	100	2	65	0	4	0	0	0	171
Ancaster City									
March 2012	202	0	0	7	59	62	0	24	354
March 2011	177	0	31	0	12	62	0	0	282
Dundas Town									
March 2012	3	0	0	0	0	62	0	0	65
March 2011	27	0	0	3	0	62	0	0	92
Flamborough									
March 2012	33	34	55	0	0	0	0	0	122
March 2011	50	4	38	0	0	0	0	0	92
Glanbrook									
March 2012	116	16	39	0	88	0	0	0	259
March 2011	146	0	79	0	51	0	0	0	276
City of Burlington									
March 2012	205	0	83	0	19	324	0	150	781
March 2011	157	50	92	0	34	568	0	0	901
Grimsby									
March 2012	20	0	143	0	12	0	0	0	175
March 2011	47	0	21	5	12	0	0	0	85
Hamilton CMA									
March 2012	747	62	490	7	209	576	0	437	2,528
March 2011	829	64	376	8	157	712	2	207	2,355
Brant County									
March 2012	72	0	0	0	21	0	0	0	93
March 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
March 2012	51	4	18	0	62	0	31	61	227
March 2011	85	6	18	0	52	0	0	0	161
Brantford CMA									
March 2012	123	4	18	0	83	0	31	61	320
March 2011	123	6	24	0	65	0	0	0	218

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



**Table 1.1: Housing Activity Summary by Submarket**  
**March 2012**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
March 2012	54	2	23	0	27	0	0	0	106
March 2011	116	4	32	0	15	0	0	0	167
Former Hamilton City									
March 2012	8	0	10	0	0	0	0	0	18
March 2011	20	0	0	0	11	0	0	0	31
Stoney Creek City									
March 2012	12	0	0	0	0	0	0	0	12
March 2011	16	2	6	0	0	0	0	0	24
Ancaster City									
March 2012	6	0	8	0	0	0	0	0	14
March 2011	48	0	0	0	0	0	0	0	48
Dundas Town									
March 2012	4	0	0	0	0	0	0	0	4
March 2011	2	0	0	0	0	0	0	0	2
Flamborough									
March 2012	3	0	5	0	0	0	0	0	8
March 2011	14	2	26	0	0	0	0	0	42
Glanbrook									
March 2012	21	2	0	0	27	0	0	0	50
March 2011	16	0	0	0	4	0	0	0	20
City of Burlington									
March 2012	22	0	0	0	4	0	0	0	26
March 2011	29	2	0	0	0	0	0	0	31
Grimsby									
March 2012	3	0	19	0	0	0	0	0	22
March 2011	4	0	13	1	0	0	0	0	18
Hamilton CMA									
March 2012	79	2	42	0	31	0	0	0	154
March 2011	149	6	45	1	15	0	0	0	216
Brant County									
March 2012	18	0	0	0	0	0	0	0	18
March 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
March 2012	12	0	5	0	5	0	4	0	26
March 2011	6	0	0	0	0	0	12	0	18
Brantford CMA									
March 2012	30	0	5	0	5	0	4	0	44
March 2011	7	0	0	0	0	0	12	0	19

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**March 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
City of Hamilton									
March 2012	19	0	5	0	5	0	0	0	29
March 2011	23	3	9	1	0	0	0	0	36
Former Hamilton City									
March 2012	3	0	0	0	0	0	0	0	3
March 2011	5	0	0	0	0	0	0	0	5
Stoney Creek City									
March 2012	8	0	2	0	0	0	0	0	10
March 2011	13	1	6	0	0	0	0	0	20
Ancaster City									
March 2012	1	0	0	0	0	0	0	0	1
March 2011	2	0	0	0	0	0	0	0	2
Dundas Town									
March 2012	0	0	0	0	0	0	0	0	0
March 2011	0	2	0	1	0	0	0	0	3
Fleetborough									
March 2012	3	0	0	0	0	0	0	0	3
March 2011	2	0	0	0	0	0	0	0	2
Glanbrook									
March 2012	4	0	3	0	5	0	0	0	12
March 2011	1	0	3	0	0	0	0	0	4
City of Burlington									
March 2012	10	0	0	0	3	25	0	17	55
March 2011	3	0	0	0	3	0	0	182	188
Grimsby									
March 2012	6	0	0	0	0	0	0	0	6
March 2011	3	0	0	2	0	0	0	0	5
Hamilton CMA									
March 2012	35	0	5	0	8	25	0	17	90
March 2011	29	3	9	3	3	0	0	182	229
Brant County									
March 2012	11	0	1	0	2	0	0	0	14
March 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
March 2012	14	1	1	0	9	0	0	0	25
March 2011	31	0	7	0	17	3	6	4	68
Brantford CMA									
March 2012	25	1	2	0	11	0	0	0	39
March 2011	33	0	12	0	17	3	6	4	75

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**March 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
City of Hamilton									
March 2012	53	0	23	0	22	0	0	0	98
March 2011	113	5	32	0	15	0	0	0	165
Former Hamilton City									
March 2012	8	0	10	0	0	0	0	0	18
March 2011	21	0	0	0	11	0	0	0	32
Sumner Creek City									
March 2012	11	0	0	0	0	0	0	0	11
March 2011	16	3	6	0	0	0	0	0	25
Ancaster City									
March 2012	6	0	8	0	0	0	0	0	14
March 2011	46	0	0	0	0	0	0	0	46
Dundas Town									
March 2012	4	0	0	0	0	0	0	0	4
March 2011	2	0	0	0	0	0	0	0	2
Flamborough									
March 2012	2	0	5	0	0	0	0	0	7
March 2011	13	2	26	0	0	0	0	0	41
Glanbrook									
March 2012	22	0	0	0	22	0	0	0	44
March 2011	15	0	0	0	4	0	0	0	19
City of Burlington									
March 2012	19	0	0	0	4	0	0	0	23
March 2011	26	2	5	0	0	11	0	0	44
Grimby									
March 2012	3	0	19	0	0	0	0	0	22
March 2011	2	0	13	2	0	0	0	0	17
Hamilton CMA									
March 2012	75	0	42	0	26	0	0	0	143
March 2011	141	7	50	2	15	11	0	0	226
Brant County									
March 2012	18	0	2	0	1	0	0	0	21
March 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
March 2012	12	0	6	0	6	0	10	0	34
March 2011	4	0	0	0	0	0	6	0	10
Brantford CMA									
March 2012	30	0	8	0	7	0	10	0	55
March 2011	5	0	0	0	0	0	6	0	11

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2a: History of Housing Starts of Hamilton CMA  
2002 - 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803

Source: CMHC (Starts and Completions Survey)



**Table 1.2b: History of Housing Starts of Brantford CMA**  
**2002 - 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**March 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	% Change
<b>Hamilton CMA</b>	89	103	16	0	55	22	0	0	160	125	28.8
City of Hamilton	88	81	16	0	56	22	0	0	160	103	55.3
Former Hamilton City	10	14	4	0	12	8	0	0	26	22	18.2
Stoney Creek City	3	7	0	0	0	0	0	0	3	7	-57.1
Ancaster City	27	6	0	0	7	0	0	0	34	6	**
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	20	8	8	0	4	4	0	0	32	12	166.7
Glanbrook	28	46	4	0	33	10	0	0	65	56	16.1
City of Burlington	1	16	0	0	0	0	0	0	1	16	-93.8
Grimsby	0	6	0	0	0	0	0	0	0	6	-100.0
<b>Brantford CMA</b>	15	5	0	0	4	0	0	0	19	5	**
Brant County	6	n/a	0	n/a	0	n/a	0	n/a	6	n/a	n/a
Brantford City	9	2	0	0	4	0	0	0	13	2	**

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - March 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
<b>Hamilton CMA</b>	228	253	36	4	114	25	162	12	740	294	152.4
City of Hamilton	188	190	36	0	214	25	24	12	462	227	103.5
Former Hamilton City	44	30	4	0	16	8	24	12	88	50	76.0
Stoney Creek City	17	25	0	0	93	0	0	0	110	25	**
Ancaster City	52	22	0	0	29	3	0	0	81	25	**
Dundas Town	0	2	0	0	0	0	0	0	0	2	-100.0
Flamborough	23	16	28	0	38	4	0	0	89	20	**
Glanbrook	52	95	4	0	38	10	0	0	94	105	-10.5
City of Burlington	36	39	0	4	40	0	138	0	214	43	**
Grimsby	4	24	0	0	62	0	0	0	66	24	175.0
<b>Brantford CMA</b>	38	16	4	0	19	8	0	0	57	24	138.3
Brant County	19	n/a	0	n/a	0	n/a	0	n/a	19	n/a	n/a
Brantford City	19	27	4	0	19	8	0	0	42	35	20.0

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**March 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011
<b>Hamilton CMA</b>	56	22	0	0	0	0	0	0
City of Hamilton	56	22	0	0	0	0	0	0
Former Hamilton City	12	8	0	0	0	0	0	0
Stoney Creek City	0	0	0	0	0	0	0	0
Ancaster City	7	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	4	4	0	0	0	0	0	0
Glanbrook	33	10	0	0	0	0	0	0
City of Burlington	0	0	0	0	0	0	0	0
Grimsby	0	0	0	0	0	0	0	0
<b>Brantford CMA</b>	0	0	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	4	0	0	0	0	0	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - March 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
<b>Hamilton CMA</b>	316	25	0	0	138	0	24	12
City of Hamilton	214	25	0	0	0	0	24	12
Former Hamilton City	16	8	0	0	0	0	24	12
Stoney Creek City	93	0	0	0	0	0	0	0
Ancaster City	29	3	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	38	4	0	0	0	0	0	0
Glanbrook	38	10	0	0	0	0	0	0
City of Burlington	40	0	0	0	138	0	0	0
Grimsby	62	0	0	0	0	0	0	0
<b>Brantford CMA</b>	19	8	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	19	8	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**March 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011
<b>Hamilton CMA</b>	146	117	15	8	0	0	161	125
City of Hamilton	145	95	15	8	0	0	160	103
Former Hamilton City	26	14	0	8	0	0	26	22
Stoney Creek City	3	7	0	0	0	0	3	7
Ancaster City	27	6	7	0	0	0	34	6
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	32	12	0	0	0	0	32	12
Glanbrook	57	56	8	0	0	0	65	56
City of Burlington	1	16	0	0	0	0	1	16
Grimsby	0	6	0	0	0	0	0	6
<b>Brantford CMA</b>	15	5	0	0	0	0	19	5
Brant County	6	n/a	0	n/a	0	n/a	6	n/a
Brantford City	9	2	4	0	0	0	13	2

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - March 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
<b>Hamilton CMA</b>	537	270	181	12	24	12	742	294
City of Hamilton	395	204	43	11	24	12	462	227
Former Hamilton City	64	30	0	8	24	12	88	50
Stoney Creek City	110	25	0	0	0	0	110	25
Ancaster City	51	22	30	3	0	0	81	25
Dundas Town	0	2	0	0	0	0	0	2
Flamborough	89	20	0	0	0	0	89	20
Glanbrook	81	105	13	0	0	0	94	105
City of Burlington	76	43	138	0	0	0	214	43
Grimsby	66	23	0	1	0	0	66	24
<b>Brantford CMA</b>	57	39	4	5	0	0	61	44
Brant County	19	n/a	0	n/a	0	n/a	19	n/a
Brantford City	38	30	4	5	0	0	42	35

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type****March 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	% Change
<b>Hamilton CMA</b>	77	150	7	6	13	60	0	0	97	216	-28.7
City of Hamilton	54	116	2	4	50	47	0	0	106	167	-36.5
Former Hamilton City	8	20	0	0	10	11	0	0	18	31	-41.9
Stoney Creek City	12	16	0	2	0	6	0	0	12	24	-50.0
Ancaster City	6	48	0	0	8	0	0	0	14	48	-70.8
Dundas Town	4	2	0	0	0	0	0	0	4	2	100.0
Flamborough	3	14	0	2	5	26	0	0	8	42	-81.0
Glanbrook	21	16	2	0	27	4	0	0	50	20	150.0
City of Burlington	22	29	0	2	4	0	0	0	26	31	-16.1
Grimsby	3	5	0	0	19	13	0	0	22	18	22.2
<b>Brantford CMA</b>	30	7	0	0	14	12	0	0	44	19	126.6
Brant County	18	n/a	0	n/a	0	n/a	0	n/a	18	n/a	n/a
Brantford City	12	6	0	0	14	12	0	0	26	18	44.4

**Table 3.1: Completions by Submarket and by Dwelling Type****January - March 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
<b>Hamilton CMA</b>	270	339	4	24	293	89	0	0	567	552	2.7
City of Hamilton	169	256	4	14	221	166	0	0	394	436	-9.6
Former Hamilton City	36	37	2	0	69	15	0	0	107	52	105.8
Stoney Creek City	19	43	0	4	46	56	0	0	65	103	-36.9
Ancaster City	33	111	0	0	36	8	0	0	69	119	-42.0
Dundas Town	6	4	0	0	0	0	0	0	6	4	50.0
Flamborough	12	23	0	10	15	75	0	0	27	108	-75.0
Glanbrook	63	38	2	0	55	12	0	0	120	50	140.0
City of Burlington	89	74	0	10	12	10	0	0	101	94	7.4
Grimsby	12	9	0	0	60	13	0	0	72	22	**
<b>Brantford CMA</b>	45	63	0	0	22	12	0	0	67	75	-10.7
Brant County	28	n/a	0	n/a	0	n/a	0	n/a	28	n/a	n/a
Brantford City	17	28	0	0	22	12	0	0	39	40	-2.5

Source: CMHC (Starts and Completions Survey)



**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**  
**March 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011
<b>Hamilton CMA</b>	72	60	0	0	0	0	0	0
City of Hamilton	50	47	0	0	0	0	0	0
Former Hamilton City	10	11	0	0	0	0	0	0
Stoney Creek City	0	6	0	0	0	0	0	0
Ancaster City	8	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	5	26	0	0	0	0	0	0
Glanbrook	27	4	0	0	0	0	0	0
City of Burlington	4	0	0	0	0	0	0	0
Grimsby	19	13	0	0	0	0	0	0
<b>Brantford CMA</b>	10	0	4	12	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	10	0	4	12	0	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - March 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
<b>Hamilton CMA</b>	293	189	0	0	0	0	0	0
City of Hamilton	221	166	0	0	0	0	0	0
Former Hamilton City	69	15	0	0	0	0	0	0
Stoney Creek City	46	56	0	0	0	0	0	0
Ancaster City	36	8	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	15	75	0	0	0	0	0	0
Glanbrook	55	12	0	0	0	0	0	0
City of Burlington	12	10	0	0	0	0	0	0
Grimsby	60	13	0	0	0	0	0	0
<b>Brantford CMA</b>	18	0	4	12	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	18	0	4	12	0	0	0	0

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**March 2012**

Submarket	Freehold		Condominium		Rental		Total <sup>a</sup>	
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011
<b>Hamilton CMA</b>	123	200	11	14	0	0	134	214
City of Hamilton	79	152	27	15	0	0	106	167
Former Hamilton City	18	20	0	11	0	0	18	31
Stoney Creek City	12	24	0	0	0	0	12	24
Ancaster City	14	48	0	0	0	0	14	48
Dundas Town	4	2	0	0	0	0	4	2
Flamborough	8	42	0	0	0	0	8	42
Glanbrook	23	16	27	4	0	0	50	20
City of Burlington	22	31	4	0	0	0	26	31
Grimsby	22	17	0	1	0	0	22	18
<b>Brantford CMA</b>	35	7	5	0	4	12	44	19
Brant County	18	n/a	0	n/a	0	n/a	18	n/a
Brantford City	17	6	5	0	4	12	26	18

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - March 2012**

Submarket	Freehold		Condominium		Rental		Total <sup>a</sup>	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
<b>Hamilton CMA</b>	488	532	79	20	0	0	567	552
City of Hamilton	329	417	65	19	0	0	394	436
Former Hamilton City	88	37	19	15	0	0	107	52
Stoney Creek City	65	103	0	0	0	0	65	103
Ancaster City	56	119	13	0	0	0	69	119
Dundas Town	6	4	0	0	0	0	6	4
Flamborough	27	108	0	0	0	0	27	108
Glanbrook	87	46	33	4	0	0	120	50
City of Burlington	89	94	12	0	0	0	101	94
Grimsby	70	21	2	1	0	0	72	22
<b>Brantford CMA</b>	50	63	13	0	4	12	67	75
Brant County	28	n/a	0	n/a	0	n/a	28	n/a
Brantford City	22	28	13	0	4	12	39	40

Source: CMHC (Starts and Completions Survey)

**Table 4a: Absorbed Single-Detached Units by Price Range**  
**March 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
March 2012	10	19.6	19	37.3	10	19.6	4	7.8	8	15.7	51	389,900	424,621
March 2011	39	37.1	32	30.5	23	21.9	4	3.8	7	6.7	105	372,990	388,809
Year-to-date 2012	40	23.5	44	25.9	36	21.2	19	11.2	31	18.2	170	400,000	438,218
Year-to-date 2011	81	35.4	57	24.9	54	23.6	17	7.4	20	8.7	229	385,000	404,173
Former Hamilton City													
March 2012	3	42.9	2	28.6	2	28.6	0	0.0	0	0.0	7	—	—
March 2011	3	14.3	9	42.9	6	28.6	0	0.0	3	14.3	21	397,000	433,647
Year-to-date 2012	8	22.9	8	22.9	11	31.4	5	14.3	3	8.6	35	400,000	397,582
Year-to-date 2011	8	23.5	16	47.1	7	20.6	0	0.0	3	8.8	34	393,200	396,046
Stoney Creek City													
March 2012	0	0.0	8	72.7	1	9.1	2	18.2	0	0.0	11	387,900	407,264
March 2011	5	31.3	7	43.8	4	25.0	0	0.0	0	0.0	16	371,400	369,963
Year-to-date 2012	1	4.3	11	47.8	3	13.0	5	21.7	3	13.0	23	394,900	482,304
Year-to-date 2011	6	14.3	11	26.2	15	35.7	4	9.5	6	14.3	42	405,900	465,640
Ancaster City													
March 2012	0	0.0	1	16.7	1	16.7	0	0.0	4	66.7	6	—	—
March 2011	21	51.2	6	14.6	9	22.0	3	7.3	2	4.9	41	344,686	378,829
Year-to-date 2012	3	8.6	5	14.3	11	31.4	3	8.6	13	37.1	35	434,726	534,170
Year-to-date 2011	49	49.5	16	16.2	20	20.2	8	8.1	6	6.1	99	351,007	387,868
Dundas Town													
March 2012	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	4	—	—
March 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	—	—
Year-to-date 2012	0	0.0	2	28.6	2	28.6	1	14.3	2	28.6	7	—	—
Year-to-date 2011	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	—	—
Flamborough													
March 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	—	—
March 2011	2	18.2	5	45.5	2	18.2	1	9.1	1	9.1	11	391,990	403,775
Year-to-date 2012	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	—	—
Year-to-date 2011	5	29.4	5	29.4	3	17.6	2	11.8	2	11.8	17	391,990	396,395
Glanbrook													
March 2012	7	31.8	8	36.4	4	18.2	1	4.5	2	9.1	22	366,602	386,845
March 2011	8	53.3	5	33.3	1	6.7	0	0.0	1	6.7	15	345,057	360,370
Year-to-date 2012	28	43.1	18	27.7	8	12.3	5	7.7	6	9.2	65	356,905	379,065
Year-to-date 2011	13	38.2	9	26.5	8	23.5	2	5.9	2	5.9	34	366,948	378,990
City of Burlington													
March 2012	0	0.0	0	0.0	1	5.3	8	42.1	10	52.6	19	500,000	504,255
March 2011	0	0.0	1	3.8	4	15.4	7	26.9	14	53.8	26	506,990	696,683
Year-to-date 2012	0	0.0	2	2.5	11	13.6	19	23.5	49	60.5	81	503,990	583,448
Year-to-date 2011	0	0.0	1	1.4	12	16.7	23	31.9	36	50.0	72	503,490	757,783
Grimsby													
March 2012	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	—	—
March 2011	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	—	—
Year-to-date 2012	0	0.0	0	0.0	5	50.0	2	20.0	3	30.0	10	454,900	526,309
Year-to-date 2011	9	60.0	5	33.3	1	6.7	0	0.0	0	0.0	15	329,900	351,067

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range													
March 2012													
Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
March 2012	10	13.7	19	26.0	13	17.8	13	17.8	18	24.7	73	444,074	446,524
March 2011	40	29.6	35	25.9	28	20.7	11	8.1	21	15.6	135	391,990	447,839
Year-to-date 2012	40	15.3	46	17.6	52	19.9	40	15.3	83	31.8	261	445,990	486,664
Year-to-date 2011	90	28.5	63	19.9	67	21.2	40	12.7	56	17.7	316	405,900	482,221

Source: CMHC (Market Absorption Survey)

**Table 4b: Absorbed Single-Detached Units by Price Range**  
**March 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
March 2012	2	11.1	4	22.2	2	11.1	1	5.6	9	50.0	18	541,900	542,356
March 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2012	6	21.4	6	21.4	2	7.1	1	3.6	13	46.4	28	452,400	524,368
Year-to-date 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
March 2012	10	83.3	2	16.7	0	0.0	0	0.0	0	0.0	12	280,000	291,908
March 2011	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	—	—
Year-to-date 2012	20	90.9	2	9.1	0	0.0	0	0.0	0	0.0	22	287,000	293,618
Year-to-date 2011	18	75.0	4	16.7	1	4.2	0	0.0	1	4.2	24	304,900	326,625
Brantford CMA													
March 2012	12	40.0	6	20.0	2	6.7	1	3.3	9	30.0	30	382,500	442,177
March 2011	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	—	—
Year-to-date 2012	26	52.0	8	16.0	2	4.0	1	2.0	13	26.0	50	347,450	422,838
Year-to-date 2011	26	44.1	10	16.9	6	10.2	3	5.1	14	23.7	59	375,000	408,537

Source: CMHC (Market Absorption Survey)



**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
March 2012**

Submarket	March 2012	March 2011	% Change	YTD 2012	YTD 2011	% Change
<b>Hamilton CMA</b>	446,524	447,839	n/a	486,664	482,771	0.8
City of Hamilton	424,621	388,809	9.2	438,218	404,173	8.4
Former Hamilton City	—	433,647	n/a	397,582	396,046	0.4
Stoney Creek City	407,264	369,963	10.1	482,304	465,640	3.6
Ancaster City	—	378,829	n/a	534,170	387,868	37.7
Dundas Town	—	—	n/a	—	—	n/a
Flamborough	—	403,775	n/a	—	396,395	n/a
Glanbrook	386,845	360,370	7.3	379,065	378,990	0.0
City of Burlington	504,255	696,683	-27.6	583,448	757,783	-23.0
Grimsby	—	—	n/a	526,309	351,067	49.9
<b>Brantford CMA</b>	442,177	—	n/a	412,538	404,537	1.9
Brant County	542,356	n/a	n/a	524,368	n/a	n/a
Brantford City	291,908	—	n/a	293,618	326,625	-10.1

Source: CMHC (Market Absorption Survey)

**Table 5a: MLS® Residential Activity for Hamilton**  
**March 2012**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>1</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2011	January	707	-1.0	1,137	1,734	1,859	61.2	325,732	12.9	328,552
	February	1,037	-2.8	1,153	1,794	1,881	61.3	331,741	5.4	326,965
	March	1,345	-1.5	1,142	2,217	1,772	64.4	326,453	4.2	328,953
	April	1,406	-5.6	1,168	2,171	1,761	66.3	339,573	6.8	329,184
	May	1,508	7.3	1,115	2,410	1,799	62.0	344,864	9.3	334,769
	June	1,522	16.6	1,186	2,232	1,910	62.1	339,828	8.2	335,311
	July	1,303	35.0	1,226	1,641	1,761	69.6	349,235	12.9	355,013
	August	1,206	23.3	1,168	1,657	1,733	67.4	321,036	7.1	329,027
	September	1,132	12.4	1,154	1,754	1,695	68.1	318,507	0.6	324,622
	October	1,065	7.4	1,155	1,482	1,657	69.7	329,802	7.8	338,850
	November	1,027	7.8	1,167	1,159	1,508	77.4	342,005	10.1	342,345
	December	674	-2.6	1,159	618	1,533	75.6	315,940	-2.7	327,516
2012	January	773	9.3	1,165	1,350	1,395	83.5	334,106	2.6	338,235
	February	1,085	4.6	1,150	1,588	1,571	73.2	356,980	7.6	348,098
	March	1,313	-2.4	1,171	1,914	1,618	72.4	353,165	8.2	355,090
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	3,089	-1.8	3,745	5,745	5,745	61.2	325,063	6.5	328,552
	Q1 2012	3,171	2.7	3,857	4,857	4,857	61.3	331,741	5.4	326,965
	YTD 2011	3,089	-1.8	3,745	5,745	5,745	61.2	325,063	6.5	328,552
	YTD 2012	3,171	2.7	3,857	4,857	4,857	61.3	331,741	5.4	326,965

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 5b: MLS® Residential Activity for Brantford**  
**March 2012**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2011	January	100	-28.1	150	252	273	54.9	231,569	2.0	235,688
	February	149	-17.2	160	244	262	61.1	237,224	3.3	238,727
	March	154	-23.8	144	275	225	64.0	233,840	6.0	238,413
	April	148	-35.9	132	297	264	50.0	233,661	-0.2	225,308
	May	206	6.2	166	355	276	60.1	250,199	10.7	247,541
	June	218	9.5	171	330	283	60.4	233,083	-1.9	230,872
	July	189	9.9	179	328	307	58.3	226,885	0.3	224,686
	August	194	14.8	179	320	288	62.2	230,455	-0.8	235,141
	September	195	16.8	173	281	270	64.1	252,206	8.8	249,281
	October	157	9.0	180	263	297	60.6	246,271	7.0	240,650
	November	164	-0.6	176	240	275	64.0	238,114	6.7	240,151
	December	97	-21.8	162	126	293	55.3	224,226	-6.2	237,490
2012	January	105	5.0	149	286	281	53.0	226,440	-2.2	235,334
	February	151	1.3	162	264	276	58.7	226,215	-4.6	226,137
	March	203	31.8	200	320	291	68.7	233,482	-0.2	237,597
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	403	-22.6		771			231,577	4.7	
	Q1 2012	459	13.9		800			229,481	-2.2	
	YTD 2011	403	-22.6		771			231,577	4.7	
	YTD 2012	459	13.9		800			229,481	-2.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 6a: Economic Indicators**  
**March 2012**

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	103.8	117.8	376.6	6.3	65.4	841
	February	607	3.50	5.44	103.9	118.0	376.0	6.4	65.3	844
	March	601	3.50	5.34	103.9	119.4	376.6	5.9	65.0	853
	April	621	3.70	5.69	104.3	119.9	378.0	5.6	64.9	863
	May	616	3.70	5.59	104.2	120.9	379.6	5.6	65.2	868
	June	604	3.50	5.39	104.3	120.2	378.9	6.1	65.3	872
	July	604	3.50	5.39	104.2	120.5	378.3	6.6	65.5	861
	August	604	3.50	5.39	104.1	120.6	374.4	6.9	65.0	863
	September	592	3.50	5.19	104.2	121.1	376.0	6.7	65.1	870
	October	598	3.50	5.29	104.4	121.0	378.4	6.7	65.4	881
	November	598	3.50	5.29	104.4	121.0	386.2	6.5	66.6	886
	December	598	3.50	5.29	104.1	120.3	390.8	6.4	67.2	885
2012	January	598	3.50	5.29	104.6	120.6	394	6.0	67.5	906
	February	595	3.20	5.24	104.7	121.4	396.2	5.9	67.7	923
	March	595	3.20	5.24		122.0	392.5	6.0	67.1	929
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

\*P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

\*NHPI means New Housing Price Index

\*CPI means Consumer Price Index

\*SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

**Table 6b: Economic Indicators**  
**March 2012**

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	107.4	117.8	68.4	9.2	70.0	786
	February	607	3.50	5.44	107.9	118.0	68.0	9.2	69.7	796
	March	601	3.50	5.34	108.1	119.4	68.0	9.2	69.7	811
	April	621	3.70	5.69	108.7	119.9	67.8	8.9	69.1	823
	May	616	3.70	5.59	109.4	120.9	68.6	8.4	69.5	830
	June	604	3.50	5.39	110.0	120.2	69.4	8.2	70.2	832
	July	604	3.50	5.39	110.3	120.5	70.3	8.6	71.2	827
	August	604	3.50	5.39	110.6	120.6	70.1	8.9	71.5	819
	September	592	3.50	5.19	110.8	121.1	69.4	9.2	70.8	816
	October	598	3.50	5.29	111.2	121.0	68.2	8.8	69.3	812
	November	598	3.50	5.29	112.0	121.0	66.4	8.2	66.9	815
	December	598	3.50	5.29	112.2	120.3	65.9	7.4	65.8	810
2012	January	598	3.50	5.29	112.3	120.6	65	8.1	65.4	814
	February	595	3.20	5.24	112.7	121.4	65.6	8.2	66.1	812
	March	595	3.20	5.24		122.0	65.4	8.8	66.3	828
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

\*P & I\* means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

\*NHPI\* means New Housing Price Index

\*CPI\* means Consumer Price Index

\*SA\* means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)



## METHODOLOGY

### **Starts & Completions Survey Methodology**

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

### **Market Absorption Survey Methodology**

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental:** Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

## CMHC—HOME TO CANADIANS

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